093.0	0004	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	876,700	/	876,700
USE VALUE:	876,700	/	876,700
ASSESSED:	876,700	/	876,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JONES SCOTT E & DENISE M
Owner 2:	
Owner 3:	
Street 1:	73 OVERLOOK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,800 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 2212 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10800.000	355,900		520,800	876,700
Total Card	0.248	355,900		520,800	876,700
Total Parcel	0.248	355,900		520,800	876,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.34 | /Parcel: 396.3

Legal Description

User Acct
60365
GIS Ref
GIS Ref
Insp Date
12/23/08

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 093.0-0004-0010.0

!7610!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	355,900	0	10,800.	520,800	876,700	876,700	Year End Roll	12/18/2019
2019	101	FV	275,600	0	10,800.	528,200	803,800	803,800	Year End Roll	1/3/2019
2018	101	FV	275,600	0	10,800.	394,300	669,900	669,900	Year End Roll	12/20/2017
2017	101	FV	275,600	0	10,800.	357,100	632,700	632,700	Year End Roll	1/3/2017
2016	101	FV	275,600	0	10,800.	342,200	617,800	617,800	Year End	1/4/2016
2015	101	FV	268,000	0	10,800.	290,200	558,200	558,200	Year End Roll	12/11/2014
2014	101	FV	268,000	0	10,800.	275,300	543,300	543,300	Year End Roll	12/16/2013
2013	101	FV	268,000	0	10,800.	261,900	529,900	529,900		12/13/2012

PRINT

Date	Time
12/10/20	22:13:50

LAST REV

Date	Time
09/20/17	11:10:48
danam	

USER DEFINED

Prior Id # 1:	60365
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7610

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY JANET E	28672-294		6/5/1998	Family	1	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2017	1092	Addition	65,000	C				
1/21/2015	93	Redo Bat	17,500					Bathroom remodel.
3/4/2002	135	Addition	115,000	O		G4	GR FY04	ADD 2 CAR GARAGE/R

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2015	Permit Insp	PC	PHIL C
12/23/2008	Meas/Inspect	163	PATRIOT
3/18/2000	Inspected	276	PATRIOT
3/18/2000	Measured	263	PATRIOT
8/7/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10800		Sq. Ft.	Site		0	70.	0.69	5									520,801						520,800	

Total AC/HA:	0.24793	Total SF/SM:	10800	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	520,801	Spl Credit		Total:	520,800

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12468350
Const Adj.:	0.99989998
Adj $ / SQ:	140.571
Other Features:	108976
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	483502
Depreciation:	127645
Depreciated Total:	355857

COMMENTS

OF=2 SINKS IN ONE BTH. NO ATTIC PDAS..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

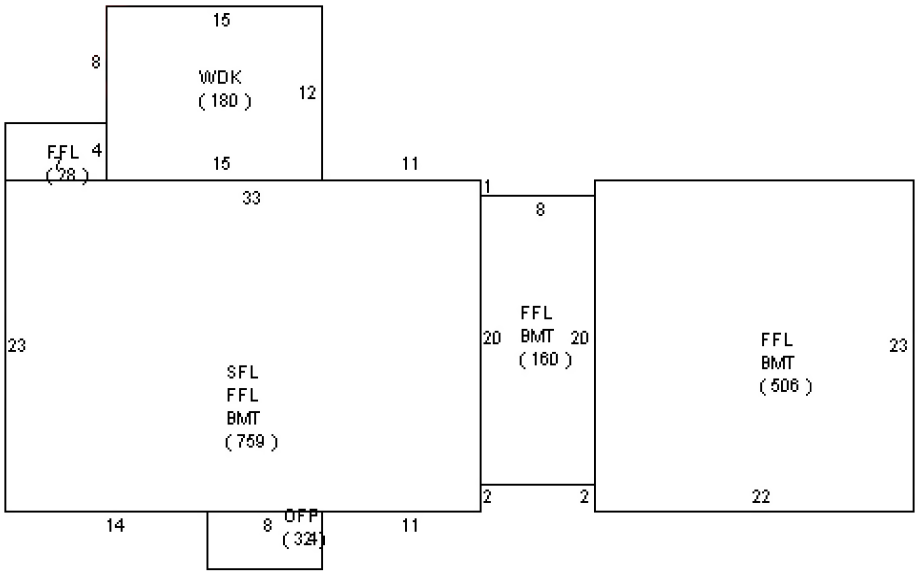
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	140.57
Special Features:	0	Val/Su Net:	92.47
Final Total:	355900	Val/Su SzAd	160.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,453	140.570	204,250
BMT	Basement	1,425	42.170	60,094
SFL	Second Floor	759	140.570	106,694
WDK	Deck	180	11.550	2,080
OFP	Open Porch	32	44.000	1,408

Net Sketched Area:	3,849			Total:	374,526
Size Ad	2212	Gross Are	3849	FinArea	2212

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	